

## MINUTES

### CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD COMMITTEE

#### REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE CITY OF IMPERIAL BEACH City Council Chambers 825 Imperial Beach Blvd. Imperial Beach, CA 91932

**THURSDAY, NOVEMBER 18, 2010**

**4:00 P.M.**

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*In accordance with City policy, all Design Review Board meetings are recorded on tape in their entirety and the tapes are available for review in the City of Imperial Beach, City Clerk's Office. These minutes are a brief summary of action taken.*

#### **1.0 CALL TO ORDER**

CHAIR NAKAWATASE called the meeting to order at 4:00p.m.

#### **ROLL CALL**

##### **BOARD MEMBERS:**

Shirley Nakawatase - Chair  
Janet Bowman  
Daniel Lopez  
Harold Phelps  
Tom Schaaf

**PRESENT:** Nakawatase, Bowman, Lopez, Phelps, Schaaf

**ABSENT:** None

**STAFF PRESENT:** Tyler Foltz, Associate Planner  
Elizabeth Cumming, Assistant Project Manager  
Tina Barclay, Recording Secretary

#### **2.0 CONSENT CALENDAR**

##### **VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1 – August 12, 2010 Special Meeting Minutes**

**AYES:** Nakawatase, Bowman, Schaff

**ABSTAIN:** Lopez, Phelps

**NOES:** None

**ABSENT:** None

##### **VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1 – August 19, 2010 Regular Meeting Minutes**

**AYES:** Lopez, Phelps, Schaff

**ABSTAIN:** Nakawatase, Bowman

**NOES:** None

**ABSENT:** None

### **3.0 BUSINESS FROM THE PUBLIC**

None.

### **4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

#### **4.1 REVIEW AND APPROVAL OF FAÇADE IMPROVEMENTS – 1293-1299 IMPERIAL BEACH BOULEVARD (CHINESE FOOD KC'S EXPRESS, TOMMY'S TOBACCO, LA TAPATIA, I.B. PIZZA)**

##### **STAFF REPORT:**

Staff Cumming gave staff report. IB Pizza is now Giuseppe's Pizza, new ownership. Sign will be exactly the same lettering as current letters. Last time discussed the color of the building and was going to do an eggplant color, but staff felt it wasn't going to work. Staff revisiting idea of re-stuccoing the original stucco and paint the bottom half with shadow painting. Will not extend upward to the window, a little below the wainscoting. Images of shadow paintings shown to board members. The bottle nose dolphin and grey whale will wrap around the northwest and northeast corners and star fish will be on the front.

Color samples shown to board with Saddleback and Misty being the two staff currently looking at, but board members can choose what color they think will work best.

##### **QUESTIONS TO STAFF:**

Nakawatse: What color proposing for sea animals?

Cumming: Charcoal, and as a shadow, not painted in.

Nakawatase: Like the Hacienda

Bowman: Agree

Lopez and Phelps: Leaning toward Saddleback

Cumming: This is at your discretion to choose.

Schaaf: Liked the top one, but now leaning toward Hacienda

##### **QUESTIONS TO STAFF CLOSED**

**DISCUSSION:**

Nakawatase: Like Hacienda. Liked how it looked when Dan isolated the colors.

Bowman: Like Hacienda, makes charcoal stand out.

Nakawatase: Recommend re-stucco in color known as Hacienda.

**Unanimous agreement by board members.**

4:11p.m. Shirley Nakawatase recused herself at this time due to conflict of interest with Item 4.2. Tom Schaaf to take over as Acting Chair.

**4.2 PUBLIC HEARING: MOBILITIE, LLC (APPLICANT) TORRY PINE MERZIOTIS PROPS (OWNER); DESIGN A REVIEW CASE (DRC 100030) TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY AT 921 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 1042**

**Staff Report:**

Staff Foltz gave a staff report. Showed site plan and landscaping. Remove existing palm tree and landscaping. Northwest project of the site, will replace landscape with ceramic potted plants. Two options presented:

53' Palm with external antennae. It would be below highest point of building.

59' Palm would have internal antennae.

Both options offer co-locations. Both options within the growth pod. There are palm trees in the nearby area. 2008 original proposed. 48' and also 53' external option, and a 58' internal option. City council approved the 53' option.

Various views shown with a 53' option and 59' option. Comparison design shown so can see difference.

If project to be approved, colors would have to blend in with existing palm trees in area. Would exceed height, but would have to obtain a CUP. Landscaping option of potted plants shown. Would have to match colors of building. Desert spoon drought tolerant plant.

Placing on building not feasible and owner objects to conduits on building. Staff generally asks for them to be on building first and free standing if cannot do on building. Other nearby locations analyzed but applicant dropped to an inability to create an acceptable design and could not provide optimal coverage. Staff still reviewing the alternate locations. If the DRB recommends and accepts this location, and an alternate location is not found, applicant will be able to move forward. If an alternate location is chosen, applicant will have to come back to the design review board for approval.

Coverage map show. T Mobile southeast corner installed site. Installing on northeast corner and Argus Village proposal would cover western side of city.

Staff recommends opening the public hearing and entertain testimony to close the public hearing and consider the design, whether you like the 53 foot, 59 foot, or any other changes or if no alternative are acceptable to you and then accept resolution 2010-05 which recommends conditional approval to the City Council for the design review case.

**Questions to Staff/Applicant:**

Phelps: How tall is existing tree?

Foltz: Approximately 40'

Schaaf: How does staff feel about the taller antennae?

Foltz: Staff would recommend the taller tree because the antennae would be internal and would create a better chance for co-location at future date.

Phelps: Any examples of a co-location on a mono palm?

Foltz: Not in this city at this time, no.

Phelps: Have they offered to show you any?

Foltz: We haven't requested any.

**Public Comments:**

Leslie McCollum: 933 L Seacoast Dr. Imperial Beach, CA 91932

Read from letter she had written, which was presented to board members as a Last Minute Agenda Item. She is against the project and asks the Design Review Board to not approve this project, and recommends alternative locations for this project away from residential buildings.

Lior Auraham – Mobilitie Representative (Applicant) 5295 Toscana Way #7210 San Diego, CA T Mobile trying to improve coverage in Imperial Beach, This would be one of the last sites to provide this coverage. This board has seen this before. A few things have changed. Law became a little clearer – now the duty of the applicant to determine best location and design. City should adopt project. We feel this is the best location and design – have looked at 9 other places, this is best location. Design will not work on roof top. Worked with staff to make this look more real, bark and leaves. We feel this is the best design. I know that planning is still looking at additional candidates; staff does not feel that this is the best location. We have shown them that this is the best location and design. This will be a high quality palm tree replacing an existing tree. Doubt people will notice.

Lopez: Do you have a sample photograph/example of the palm.

Auraham: We work directly with the manufacturer.

Lopez: Is there a manufacturer's name on a website that shows examples

Abraham: SCI. That is one. Two years ago when you heard this, monopoles were not co-locatable. Now have growth bulbs. Had all these faux palm trees and company wanted to take advantage of this. This one will be specially done. (Photo simulations shown to board members)

Schaaf: Looking at attachment 7, on the front page, looking at the building, is that the current palm tree?

Foltz: No, on a different area.

Bowman: How tall are palms on Elder?

Foltz: Have not measured, but taller than proposed monopole but don't know specific height.

Schaaf: Noise problem?

Foltz: This came up at the last city council meeting, and since that time applicant has come up with a study that it meets county levels. Below 45 decibels (10pm- 7am) Will provide noise baffling that will take it below.

Lopez: Does it come from the antennae?

Foltz: From the area on the ground

Abraham: Comes from the HVAC system to keep it cool. Being on coast, weather cooler. We will comply with noise standards with county.

### **Public comment closed**

### **Discussion**

Lopez: An exhibit to truly show what it's going to look like? Surrounded by cinder block wall so will be hidden. Will see trunk. Not a lot of pedestrian traffic because of alley. Even from distance, probably can't tell it's a fake palm tree. That's why I would have liked to see exhibits – different scales. Recommendation, maybe in future require that.

Schaaf: We approved this once, now asking to go 6' higher and enclose it, any other discussion?

Lopez: Only going up 6 feet and enclosing it, so it's a win win.

Schaaf: Like other cell towers that could be concealed within building.

Phelps: Last time saw it, we had some discussion why the property owner felt could not have it on penthouse as a mansard or on the wall. I don't think we got any information to lead us to believe that is an impossibility. New project, hearing that same spin, but no new information to prove why they can't use building. Mono Palm having a co-location is great, but want some

assurance that another applicant could come in and use this. If you did use a panel on the building, probably could co-locate.

Schaaf: We can close discussion and re-open to ask staff about that.

Bowman: Like that they can enclose the antennae, and height not an issue. But like Dan said, what is the trunk going to look like. Don't want it to look like a telephone pole especially since next to someone's home.

Schaaf: Better design than last time. Couple of questions, re-open to applicant and staff before making a decision.

**RE-OPEN TO STAFF AND APPLICANT:**

Lopez: Alternative sites – you said we could look at them later. Might be something that we recommend. Not being to see images of the actual palm/tree, like concept and if it looked real, willing to move forward, but if we can put something on top. Similar to something we did earlier this year. Suggest to probably look at.

Schaaf: Question first, alternate sites – staff looking at?

Foltz: Port parking lot. Requesting further information as to why that could not be used. Can you put it at two different sites? Going on building – go to applicant? Odd shape of building.

Abraham: Port Authority parking lot – previously worked on a project and approached the Port to add an antennae to a telephone booth – no positive feedback. When this was brought up, made contact by mail and phone to port authority and have gotten no feed back. Not interested in this type of leasing – probably because it takes up parking.

Building issue: Prefer to use building normally. This building has the penthouse in the middle, so many architectural designs that make it impossible to do. If you would like, make condition that we can give you report showing that. Landlord does not want roof penetrated. Really not an option for you. And also a condition that landlord would not allow it. Applicant would prefer 53' design, made improvements to bark and leaves.

Bowman: Site at parking lot – would it be a similar thing? A tree?

Foltz: Free standing, and would be tall in order to clear Argus Village. That is tallest building. If another site is possible we would bring it back to you. If you want to see sample, that is up to you.

**Discussion:**

Schaaf: If they do not have an alternate site in a parking lot, we've seen this before, 6 foot increase with enclosed antennae better design. Only question among our board, don't really have an example as to how this is really going to look.

Bowman: Yes, I think we need to see an example of it. Pictures Ms. McCollum brought, palm trees are not all one color. Want it to look real.

Schaaf: Approve it with stipulation that they bring a better example of what it looks like.

**Motion by Lopez approve the site with the palm tree if board members can look at an exhibit of the palm tree, and if in fact that there aren't any other locations.**

**Second by Bowman.**

**Discussion:** None

**AYES:** Schaaf, Bowman, Lopez

**ABSTAIN:** None

**NOES:** Phelps

**ABSENT:** Nakawatase

**5.0 INFORMATIONAL ITEMS/REPORTS**

None.

**6.0 NEW BUSINESS**

**7.0 ADJOURNMENT**

Acting Chair Tom Schaaf adjourned the meeting at 4:56 p.m. on November 18, 2010.

Approved

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Tom Schaaf, Acting DRB Chairperson

Attest

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Tina Barclay, Recording Secretary

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